

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MAY 19, 2021
(Approved June 16, 2021)

The Planning Commission held their monthly meeting on Wednesday, May 19, 2021. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen, and Paul Lacon. Also present were Marjorie Brown, Township Solicitor, Mark Hosterman, Township Solicitor, Rick Tralies, Township Planner, Brady Flaharty, Township Engineer and John Yurick, Township Traffic Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mrs. Alexis made a motion to accept the minutes as presented for April 21, 2021. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

R&S Land Development – 2300 New Schuylkill Road (Resubmission)

John Iannozzi, Attorney, representing R&S Land Development gave an overview of the 2-lot subdivision for R&S Land Development.

The following waivers were reviewed and voted on:

Motions on Requested Waivers:

1. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-304.3.A.(16) to permit the Applicant to not depict trees of eight (8) inch DBH or greater on the Plans, because there is extensive vegetation on the site periphery and the proposed development will have very little tree impact. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.
2. SALDO §22-304.3.A.(26) – Confirmation of Consistency with Comprehensive and Parks, Recreation and Open Space Plans – This waiver was skipped.
3. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a full waiver from SALDO §22-304.3.D to permit the Applicant to not prepare and submit a Preliminary Resource Impact and Conservation Plan, because the Existing Features Plan depicts the limited resources on the site. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.
4. Mr. Parson made a motion to recommend the Board of Supervisors approve the Applicant's request for a full waiver from SALDO §22-306.3.A.3 to permit the Applicant to not prepare and submit a Traffic Impact Study, because the peak trip generation will likely be significantly less than the ITE data on the condition that the Applicant dedicate additional right-of-way to the Township to provide for a 35-foot half width on Sanatoga Road along the frontage of Lots 1 and 2. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.

5. Mr. Tietjen made a motion to recommend the Board of Supervisors approve the Applicant's request for a full waiver from SALDO §22-306.3.C to permit the Applicant to not prepare and submit a Historic Resources Impact Study. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
6. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a full waiver from SALDO §22-405.9 to permit the Applicant to not install paving or other road widening improvements on Old Schuylkill Road or Sanatoga Road along with the frontage of Lots 1 and 2 on the condition that the Applicant dedicate additional right-of-way to the Township to provide for a 35-foot half width on Sanatoga Road along the frontage of Lots 1 and 2. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.
7. Mr. Parson made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-406.7 to permit the Applicant to not install road widening improvements and/or escrow money to improve Old Schuylkill or Sanatoga Road along the frontage of Lot 1 and 2 on the condition that the Applicant dedicate additional right-of-way to the Township to provide for a 35-foot half width on Sanatoga Road along the frontage of Lots 1 and 2. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.
8. Mr. Lacon made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-416.4 to permit the Applicant to not construct curbing along the equipment parking area to the rear of the proposed building on Lot 1. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.
9. SALDO §22-418.2 – Installation of Sidewalks on Collector and Commercial Streets – This waiver was skipped.
10. SALDO §22-418.4 – Installation of Sidewalks on Streets and Parking Areas – This waiver was skipped.
11. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-419.2 to permit the Applicant to not pave the equipment parking spaces to the rear of the proposed building on Lot 1, because it would only be used for company landscaping vehicles and equipment on the condition that a construction detail satisfactory to the Township Traffic Engineer be added to the Plans providing that the gravel equipment parking spaces shall be improved with a 12" section of gravel (consisting of Select Material Surfacing) over top of Geotextile, Class 4, Type A and prepared subgrade. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.
12. Mr. Parson made a motion to recommend the Board of Supervisors approve the Applicant's request for a full waiver from SALDO §22-428.6.A to permit the Applicant to not install landscaping along the outer perimeter of parking, loading and storage areas. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
13. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-428.7.C to allow the Applicant to exclude the linear footage of the proposed building's side and rear

facades and to not install landscaping along the side and rear facades of the building. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

14. Mr. Tietjen made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-428.8 to permit the Applicant to utilize existing vegetation in place of installing street trees along the frontage of the Property on New Schuylkill Road and Old Schuylkill Road. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.
15. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §22-428.9 to permit the Applicant to only provide the required tract boundary trees and shrubs for 850 linear feet of tract boundary where there is no existing vegetation. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.
16. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SWMO §9-126.1.J.(1) to permit the Applicant to install BMPs with a minimum depth of less than 24 inches between the bottom of the BMP and the top of the limiting zone, because the minimum 24 inch depth cannot be accomplished due to soil conditions with the following conditions: (a) that the rain garden shall have a minimum depth of 20 inches between the bottom of the BMP and the top of the limiting zone; and (b) the bioretention basin shall have a minimum depth of 23 inches between the bottom of the BMP and the top of the limiting zone. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

A lengthy discussion ensued regarding the waiver requests pertaining to sidewalks. The Township Consultants recommend sidewalks or pedestrian trails be provided as there are plans to improve the intersection at Sanatoga Road and Route 724 in the future. Mr. Iannozzi stated putting sidewalks in now is a safety issue and that the intersection at Sanatoga Road and Route 724 may or may not be improved in the future. Mr. Iannozzi requested a deferral on installation of the sidewalks. The owner would agree to put in a sidewalk/pedestrian trail within one (1) year of receiving notice from the Township. The owner is opposed to providing financial security during the deferral period. After some discussion it was decided that waiver requests #2, #9 and #10 will be withdrawn and there will be a provision in the Resolution for a deferral for construction of curbing and sidewalks and/or a pedestrian trail, at the Township's option. It was also stated that the Traffic Impact Fee would be brought up at the Board of Supervisors meeting.

Mrs. Alexis made a motion to recommend the Board of Supervisors grant R&S Property Services conditional approval of the Preliminary Subdivision and Land Development Plans dated November 18, 2020, and last revised April 20, 2021, relating to the property located at 2300 New Schuylkill Road, in the form of the Resolution presented to this Planning Commission, subject to the following changes to be made by the Planning Commission Solicitor: (a) add provisions relating to the deferral of curbing and sidewalk installation; (b) revise the waiver request matrix to remove the three (3) waiver requests; (c) add deferral note language for inclusion on the final plans; and (d) state that a possible credit against the traffic impact fee will be addressed at the time of final plan approval. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Information Presentation by Artisan Construction Group LLC for Possible Development of 245 Ellis Woods Road, known as the Painter Tract B.

The following were in attendance representing the Artisan Construction Group LLC: Joan Hodges, Artisan Construction Group LLC; Jackie Erixson, Artisan Construction Group LLC; Patric Stuart,

Patric Stuart & Associates; Allan Zimmerman, Commonwealth Engineers. A presentation was given regarding the possible development of the Painter Tract B into townhouse units and/or single homes. Mr. Flaharty stated they discussed previously that easements will be needed around stormwater management BMPs, those easements will need to connect to a road for access, and the entirety of those easements will need to be deducted from gross area to calculate net area, and that in turn will likely affect the density. He stated this is an important issue and could have a huge impact with the project. Mr. Flaharty strongly urged them to look at the stormwater issue before moving forward. It was also stated that two (2) access points would be desirable. A discussion ensued. Mr. Hosterman stated that any direction given is not binding by the Township as this is discussion only. Ms. Brown stated the single-family dwellings design would require an ordinance amendment and the plan and amendments should be evaluated together. Mr. Hosterman stated the Township is currently working on growing greener ordinance amendments. Mr. Woessner stated he feels the two big issues are stormwater and parking.

Review of Miscellaneous Amendments to SALDO and Zoning Ordinance

Ms. Brown reviewed the miscellaneous amendments to SALDO and Zoning Ordinance. She stated the revisions propose only requiring a review letter from the Township Engineer for minor subdivisions unless the engineer or the Planning Commission members request other consultant reviews. A discussion ensued. The application packets online should be updated with the new waiver information once it is approved. A discussion about the plan font size ensued and it was determined there should be a minimum character height, but the Planning Commission decided to postpone consideration of this issue. Mr. Flaharty also stated he would like to see plans provided electronically as he only keeps the final paper copy.

Mrs. Alexis made a motion to recommend the Board of Supervisors adopt the Miscellaneous Amendments to SALDO and Zoning Ordinance and the accompanying waiver materials, with the following changes: (a) revise the number of plan sets to be provided to the Board of Supervisors at the preliminary and final plan stages, and (b) add USB flash drive provisions relating to an electronic copy of the plans. Mr. Tietjen seconded the motion. The motion carried 5-0-0.

Review of Draft Ordinance – Permitted Projections into Required Yards

Mr. Hosterman reviewed the draft ordinance. Harry Weaver, Codes Officer, requested this ordinance and the Board of Supervisors have authorized the ordinance to be written. A discussion ensued. This will be reviewed further at the next Planning Commission meeting.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mr. Woessner moved to adjourn the meeting at 10:13 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary